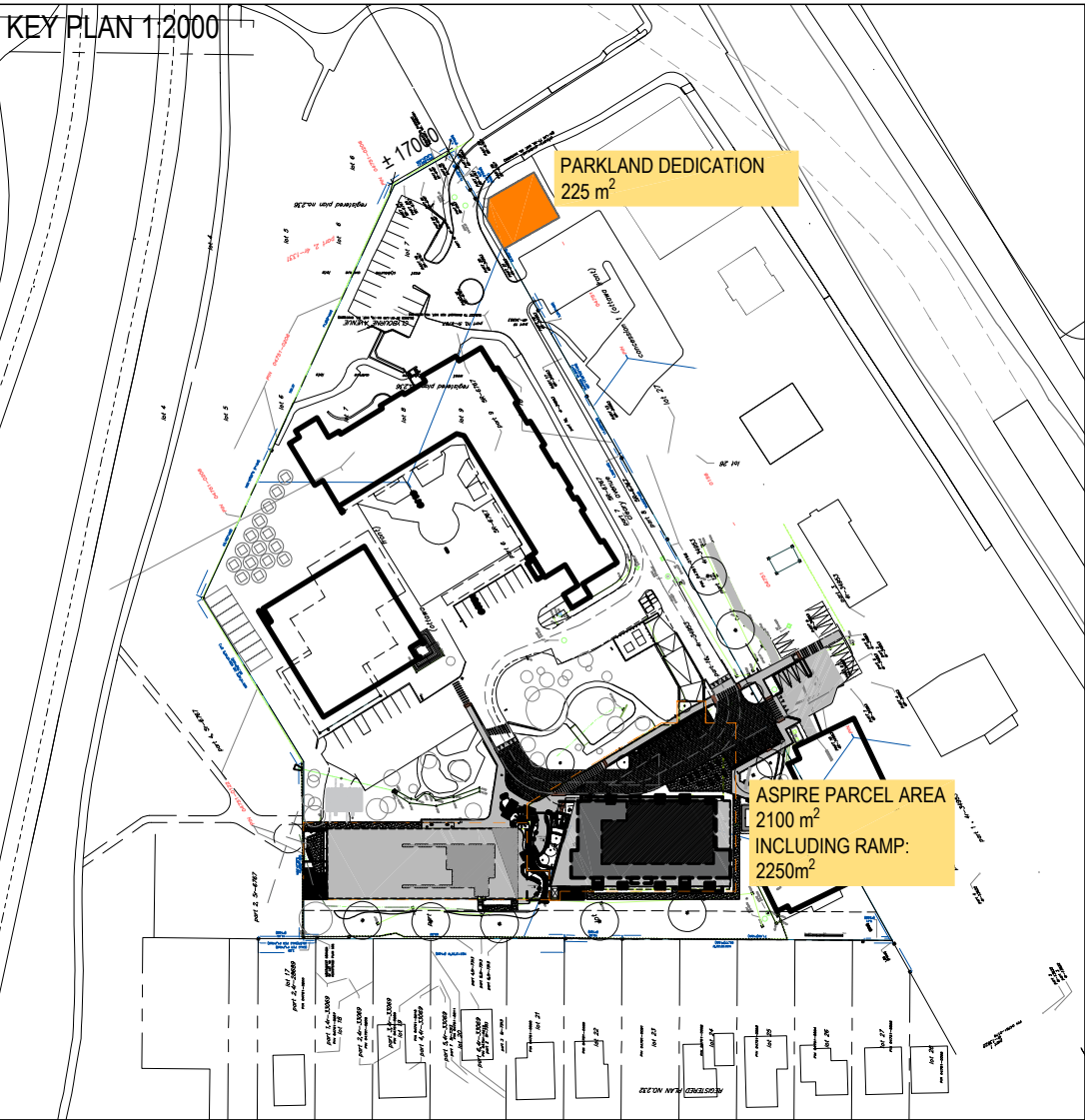
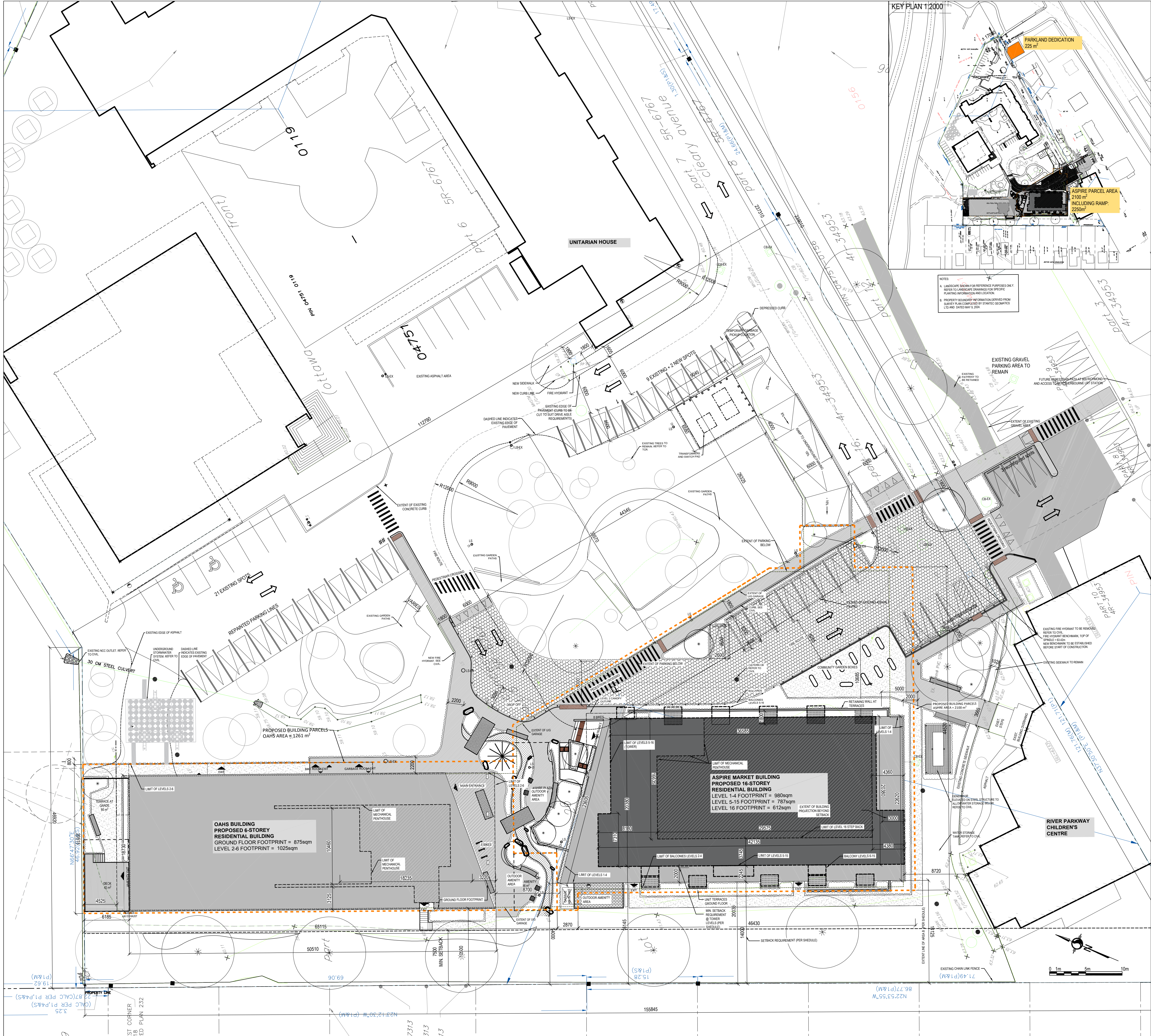
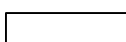
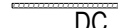
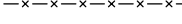
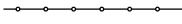
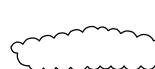




KEY PLAN		
		
PROPOSED SITE		
PROPERTY DESCRIPTION		
6 & 16 STOREY RESIDENTIAL BUILDINGS		
CITY OF OTTAWA PIN NUMBER		04751-0119
MUNICIPAL ADDRESS		30 Cleary ave
SITE INFORMATION		
LOT AREA:		20,680 sqm
LOT FRONTAGE:		237.3m
LOT DEPTH:		112.8m
BUILDING INFORMATION		
BUILDING AREA: MARKET BUILDING = 980sqm, OAHs BUILDING = 875 sqm		
BUILDING FLOOR AREA: MARKET BLDG=13520 sqm, OAHs BLDG = 5996 sqm, P1=2709sqm, P2=2112sqm		
GROSS FLOOR AREA (CITY DEFINITION): MARKET BUILDING: 10560sqm OAHs BUILDING: 4423sqm		
PROPOSED USE: APARTMENT DWELLINGS		
UNIT BREAKDOWN - MARKET BUILDING:		
LEVEL 1: 9 UNITS		UNIT MIX:
LEVEL 2-4: 12 UNITS		4x 1B, 2x 1B+D, 1x 2B, 2x 2B+D
LEVEL 5-15: 10 UNITS		1x STUDIO, 3x 1B, 2x 1B+D, 4x 2B, 2x 2B+D
LEVEL 16: 8 UNITS		1x STUDIO, 3x 1B, 3x 1B+D, 2x 2B, 1x 3B
		6x 1B, 2x 2B
TOTAL 163 UNITS		
UNIT BREAKDOWN - OAHs BUILDING:		
LEVEL 1: 5 UNITS		UNIT MIX:
LEVEL 2: 13 UNITS		4x 1B, 1x 2B
LEVEL 3-6: 12 UNITS		6x 1B, 4x 1B+D, 2x 2B, 1x 3B
		7x 1B, 2x 1B+D, 2x 2B, 1x 3B
TOTAL 66 UNITS		
MARKET & OAHs BUILDINGS TOTAL 229 UNITS		
ZONING TABLE 11A(314)H(13.8)		
CITY OF OTTAWA ZONING BY-LAW No. 2008-250		
		REQUIRED
		PROPOSED
MINIMUM LOT AREA		400m²
MINIMUM LOT WIDTH		15m
MINIMUM FRONT YARD SETBACK		3m
MINIMUM INTERIOR SIDE YARD SETBACK		7.5m
MINIMUM REAR YARD SETBACK		Abutting R1, R2 or R3: 7.5m Other cases: 4.5m
MAXIMUM BUILDING HEIGHT		13.8m
VEHICLE PARKING REQUIREMENTS (AREA 2)		As per Bylaw 2024-381, for the 30 Cleary site, above grade parking spots required is 143.
AMENITY AREA REQUIREMENTS		6m² per dwelling unit, and 10% of the gross floor area of each rooming unit. Minimum 50% of the required total amenity area to be communal.
BICYCLE PARKING SPACES		0.5 per dwelling unit

LEGEND		
	STONE DUST REFER TO LANDSCAPE	 FD FLOOR DRAIN
	PAVERS REFER TO LANDSCAPE	 UP UTILITY POLE
	ASPHALT PAVING	 OVERHEAD UTILITY WIRES
	CONCRETE	 L.S. LIGHT STANDARD
	RIVERSTONE REFER TO LANDSCAPE	 DC DEPRESSED CURB
	EXISTING BUILDING ELEMENT TO BE REMOVED	 NEW TREE. REFER TO LANDSCAPE.
	EXISTING FENCE	
	NEW BOARD FENCE REFER TO LANDSCAPE	
	LOT LINE	
	SETBACK LINE	
	DESIGNATED BUILDING ENTRANCE / EXIT	 EXISTING TREE. REFER TO LANDSCAPE AND TCR
FH	FIRE HYDRANT. REFER TO CIVIL.	 NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
CB CB	CATCH BASIN	 77.70 EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
MH	MANHOLE	NEW GROUND ELEVATION REFER TO CIVIL
NOTE: X-C-E INDICATES EXISTING TO REMAIN		

No. 01 09-11-2023 ISSUED FOR PRE-CONSULTATION

No. 02 02-16-2024 PHASE 3 - PRE-APPLICATION

No. 03 30-05-2024 Issued for Phase 3 Resubmission

No. 04 27-02-2025 UPDATES FOR REVIEW

No. 05 14-03-2025 UPDATES FOR REVIEW

No. 06 27-03-2025 UPDATES FOR REVIEW

No. 07 01-04-2025 PARCELS/PARKLAND DEDICATION

No. 08 08-04-2025 REVIEW

No. 09 22-04-2025 REVIEW

No. 10 2025-05-01 REVIEW

No. 11 2025-05-14 REVIEW

No. 12 2025-05-16 SPC - NOT SUBMITTED

No. 13 2025-11-26 SPC

No. 14 2026-01-23 SPC RESPONSE 1

No. 15 2026-05-29 COMMITTEE OF ADJUSTMENTS

No. 16 2026-08-31 SPC RESPONSE

Ingenieur / Engineer
(Mécanisme & Électrique / Mechanical & Electrical)

Ingenieur / Engineer
(Structure / Structure)

Urbanisme & Architecture Paysagère /
Planning & Landscape Architect

Ingenieur / Engineer
(Civil / Civil)

Client / Client

Architecte / Architect

Droit d'auteur / Copyright

Scalier / Seal

Fig. 1
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Montreal QC H4C 1A8
T: 514 881-0122

Fig. 2
252 Argyle Ave.
Ottawa ON K2P 1B9
T: 613 695-6122

www.figura.ca

Project / Projet

THEIA-FIRST UNITARIAN

30 Cleary Avenue
Ottawa

Time / Titre

SITE PLAN

Dessiné par / Drawn by
ZKR/HGS

No. de projet / Project number
2314

Vérifié par / Verified by
RC

No. de dessin / Drawing number

Revision / Revision

Echelle / Scale
1:250

Date de création du dessin /
Drawing creation date
06/06/2023

NOTE: L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et avant immédiatement l'approbation de la signature et de l'estampe originale.

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NOTE: X'E INDICATES EXISTING TO REMAIN

A010